

DETROIT'S NEIGHBORHOOD CLUSTER DEVELOPMENTS

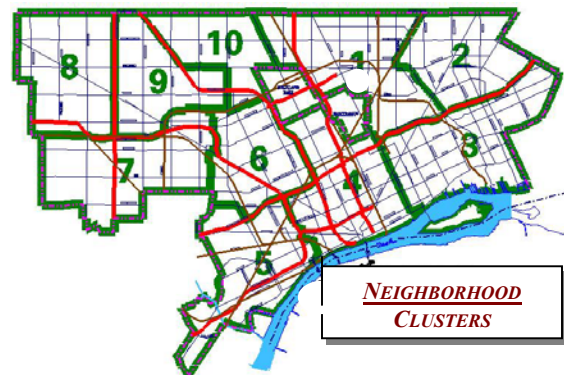
STEPHEN RICE 8-5-04



Based on efforts to improve and strengthen Detroit's neighborhoods, Mayor Kilpatrick has embraced a localized group approach to planning and development. The city is divided into 10 geographic areas that have each been assigned a team whose members convene to identify and best address their respective needs. The clusters teams are responsible for facilitating the exchange of information between community residents and all other stakeholders. This strategy is an active effort to promote and solidify the "Grow Detroit" initiative.

SO, WHAT ARE NEIGHBORHOOD CLUSTERS ?

Neighborhood Clusters are a way of geographically dividing the City of Detroit into community areas comprising approximately 100,000 people each. Within each Neighborhood Cluster the population is large enough to support community-level retail development. Planning for each of the Clusters began in 1998 with the Community Reinvestment Strategy (CRS), where community leaders created an initial vision for each area of Detroit. Today Clusters are proving to be a valuable way of coordinating Planning & Development Department staff and development related representatives from other City Departments. Located within these pages are current and recent developments in the City's neighborhood Clusters.



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CLUSTER 1

GENERAL BOUNDARIES

- To the north Eight Mile Road; to the east: Conner Avenue and the railroad east of Van Dyke; to the south: Ford Freeway and the city limits with Highland Park and Hamtramck; to the west: Woodward Avenue and the city limits with Highland Park and Hamtramck

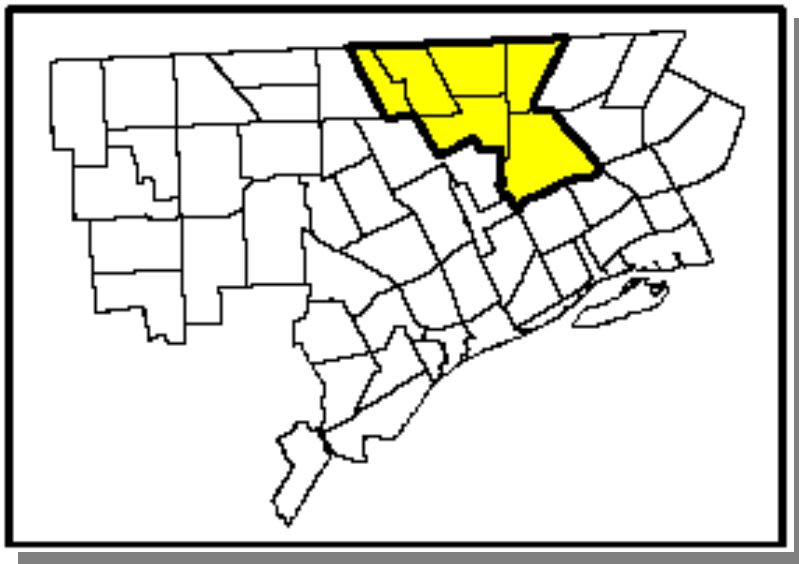
POINTS OF INTEREST IN CLUSTER 1

- Michigan State Fairground
- Key Neighborhoods: Nortown, Chaldean Town, Conant Gardens



DETROIT CITY AIRPORT

Strategically position the City of Detroit to capitalize on the ever-expanding opportunities of the aviation industry with innovation as an essential tool to maximize Detroit City Airport's economic benefit to the community and region.



North of the cities of Highland Park and Hamtramck, Cluster 1 is a well-known area in Detroit. The most notable landmarks in Cluster 1 include the City of Detroit Airport and the Michigan State Fair Grounds. Although the area has experienced substantial decline in the last several decades, Cluster 1 has more manufacturing businesses than most other clusters in the city. With a healthy housing stock and available land, Cluster 1 is an ideal locale for current and future development.

CLUSTER 1 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 1'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● NORTOWN HOMES

Nortown Homes is an on going residential development located at 4777 E. Outer Drive on city owned property. Nearly ten million dollars have been invested in the 50-unit project. The single-family development will include spacious 3 and 4 bedroom units.

● THE SHOPS AT DETROIT'S GATEWAY PARK

Located at the southeast corner of Eight Mile and Historic Woodward Avenue, The Shop's at Detroit's Gateway Park will the largest single-branded retail establishment in the city's history-330, 000 square feet of real shopping and dining in a park-like streetscape setting. The shop's harmonious mix of design and retail components will create a dynamic place of public gathering and become an important part of the community scene for years to come.

● WE CARE NON-PROFIT HOUSING CORPORATION

This \$696,000 renovation project, near Eight Mile and Mound Roads, will result in six homes. This project is an equity investment of \$320,264 and a bridge loan of \$184,000.

● ▲ EMMANUEL COMMUNITY HOUSING

Groundbreaking for Northeast Detroit's first new housing development in 20 years took place on East Nevada Avenue between John R and Oakland. The \$1.2 million first phase of the project includes the construction of eleven single-family homes.

● ARAB AMERICAN AND CHALDEAN YOUTH CENTER

The construction of this long-awaited facility will be a 19,200 square foot, two-story, two-building complex. This center will house a fully equipped gymnasium, running track, computer lab, boardroom, and various other uses. In addition, the facility will also display artwork by Arab/ Chaldean and African American artists. Construction is expected to complete by summer 2004.

● I-94 INDUSTRIAL PARK

The first stage of this \$26 million project is located at 6500 Huber near Mt. Elliot and is owned by CenTra Inc. The 300,000 square-foot building will house the operations of two auto supplier firms, TDS/US and Exel. Both are logistics suppliers to the Chrysler Group, providing services to Detroit-area assembly plants. The facility can be expanded to 500,00 square feet if there is demand.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 2

GENERAL LOCATION

- To the north: Eight Mile Road; to the east: city limits with Harper Woods; to the south: the Ford Freeway; to the west: the railroad west of Hoover.

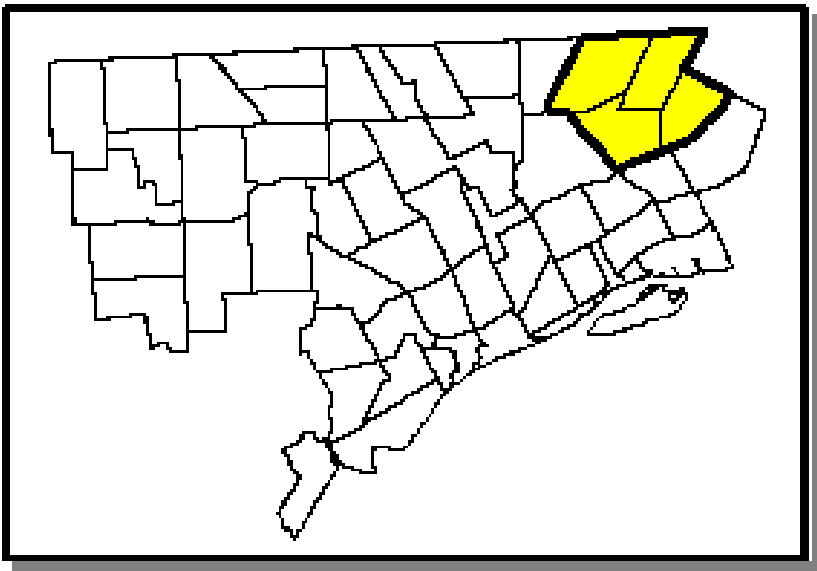
POINTS OF INTEREST

- Key Neighborhoods: La Salle College Park, Van Steuban, Pulaski, Greenbriar, Mohican Regent, and Regent Park.



**CIRCLE OF LIFE HEALTH
CARE CENTER**

Formerly known as the Saratoga and St. John's Hospital, the east side hospital is being refurbished into the Circle of Life Health Care Center, a private 90-bed facility for mentally ill adults and children.



Cluster 2 is primarily a bedroom community with many modest single-family homes built during the 1940s and 1950s. Concentrations of upper and lower flats are within easy walking distance of Gratiot Avenue, one of five major radial streets leading from the central business district to out state. Multiple-family housing is isolated to single buildings scattered throughout the cluster.

CLUSTER 2 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 2 FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● NORTHEAST VILLAGE HOMES

Located on Gratiot and Seymour, the single-family development construction started in 2003. The Northeast Village Homes development will include 3 and 4 bedrooms ranging from \$420 to \$900 per month.

● CIRCLE OF LIFE HEALTH CARE CENTER

The former Saratoga Hospital on Detroit's east side is being refurbished into the Circle of Life Health Care Center, a private 90-bed facility that would serve mentally ill adults and children. The project represents an investment of \$2 million and is slated for completions later this year.

RECENT DEVELOPMENTS

● MILBANK CONNER CREEK GREENWAY

Nortown Community Development Corp. (CDC) was recently awarded a Greenways Initiative Land Grant in the amount of \$75,000 to support the Conner Creek/Milbank Greenway project. *Greenways* are linear open spaces, including habitats and trails, linking parks, nature reserves, cultural features or historic sites, creating increased recreation and conservation opportunities. The Community Foundation for Southeastern Michigan (CFSM) has committed 13 grants totaling approximately \$1,7 million to plan and construct projects to connect – or lay the groundwork to link – miles of greenways in the region.

● FOUNTAIN OF TRUTH HOMES

This neighborhood revitalization project will include forty-five units of scattered site, single-family homes. Outer Drive borders the project to the north, I-94, Barrett to the east and Conner to the west. There will be nine units targeted to low and moderate-income families and all of the homes will be designed to be harmonious with the architectural style of the neighborhood.

● SARATOGA HOMES

Saratoga Homes project is bordered by Eastwood to the north, Parkgrove to the south, and Hayes to the east, and Charlmers to the west. There will be both 3 and 4 bedrooms homes ranging from 1,250 to 1,450 square feet. The units will include one and one-half baths, basement and a garage.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 3

GENERAL LOCATION

- South of I-94 (Ford Freeway) to the Detroit River and east of Mt. Elliott to the Detroit city limits.

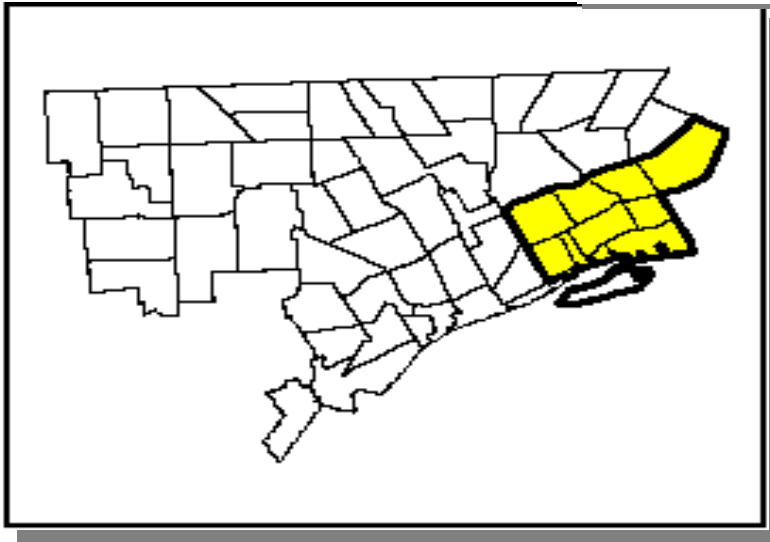
POINTS OF INTEREST

- Detroit River Front
- Harbor Town Marinas
- Jefferson Villages



OSSIAN SWEET HOUSE

The home of black physician Ossian Sweet became the site of a racial incident that resulted in a nationally publicized murder trial. Dr. Sweet, a graduate of Howard University Medical School, bought this house in an all-white Detroit neighborhood in 1925. Today the site continues to illustrate the role of "ordinary" places in the extraordinary history of American race relations.



Cluster 3 is a clean, safe, attractive, walkable setting located on the Detroit River in the Northeastern section of the City. Several historic districts and attractive neighborhoods dot this waterfront community with a significant amount of open space and park land. Many islands and canals frame the extremely varied housing stock that ranges from four-squares, arts and crafts, and California bungalows to the Fisher Mansion (which is now home to Detroit's Hare Krishna community). It includes Victoria Park, the first new subdivision to be built in Detroit (in the early 1990's), Grayhaven Island, recently redeveloped with new condos and houses, and Heritage Park, a new development announced in 2002.

CLUSTER 3 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 3'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● ▲ FAR EAST SIDE PROJECT

This project consists of an eight to twelve year strategy to redevelop 1,200 acres, approximately 4,00 building sites stretching from Jefferson Avenues to Warren Avenues and from Conner Road to Alter Road. No viable homes will be torn down: the development will grow block by block. Some of the housing will be affordable, built with large subsidies from the Michigan State Housing Development Authority and some will be market rate. The first models for the area will be up in early 2005. In addition, retail, housing, churches, recreational facilities public spaces and schools are to be built in the area to complete the neighborhood.

● BREWER PARK HOMES

Brewer Park Homes will be located on scattered sites. They will range from three to four bedrooms in size and from 1,250 square feet to 1,450 square feet. All of the residences are reserved for those earning 60% or less of area median income (AMI), with rents ranging from \$375 to \$675 per month.

● MESSIAH HOUSING III

The nonprofit, Messiah Housing Corp. was incorporated in 1978 and now owns almost 200 units of rehabilitated and brand new housing worth close to \$9 million in the area. Phase III will include 10 multi-family units bounded by East Grand, Jefferson Ave, Lafayette and Helen St. All that housing is affordable to lower income people

RECENT DEVELOPMENTS

● ● GRATIOT WOODS

The Detroit Catholic Pastoral Alliance has built 90 new houses in this area of former vacant lots that echo the neighborhood's vintage 1910s and 1920s architecture. Since 1997, 20-plus groups have contributed to revive the Gratiot Woods area; participants include the Detroit Loins Club, the Sister of Saint Joseph, Sprint, University of Michigan law students and the are 4h Club. Other improvements include a flag football field, an outdoors stage for community events, a children's play area, the planting of 150 trees and improved security at Chandler Elementary School.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 4

GENERAL LOCATION

- To the north: I-94 and the Highland Park and Hamtramck city limits; to the east: Mt. Elliott and the Belle Isle Bridge; to the south: the Detroit River; to the west: 16th Street, I-75, I-96 and the Lodge Freeway.

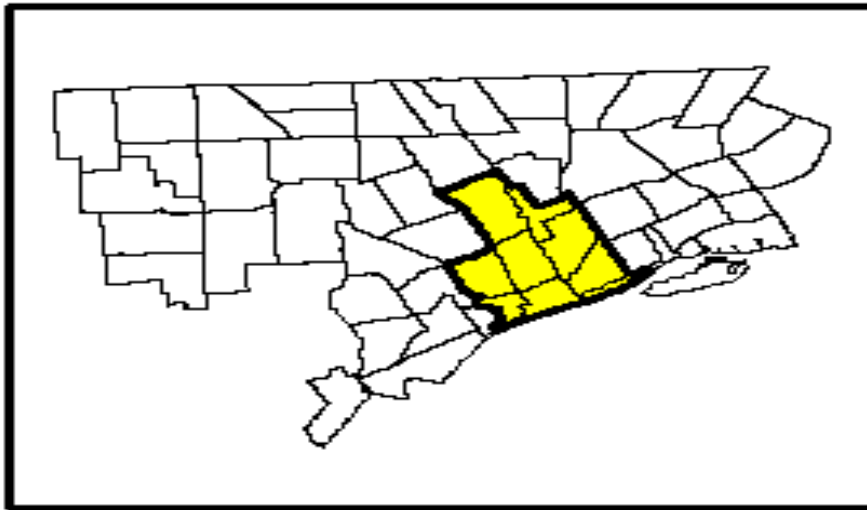
Points of Interests

- Central Business District Cultural Center
- Wayne State University
- New Center



Visitors to the Motown Historical Museum in Detroit, Michigan, experience some of the excitement of Motown's early years. The original location of the Motown Record Corporation in Hitsville USA is a restored site that traces the story of the company's growth from its modest beginnings to the world's largest independent record manufacturer

HITSVILLE USA



Cluster 4 is unique among all Clusters in the City of Detroit. The thriving day population that is derived from the strong business and educational districts defined not only by its significant and diverse residential community, but its character also. While the majority of job centers and the neighborhood commercial is represented in areas such as the CBD, the Cultural Center/Wayne State University area, New Center and the Riverfront, additional employment and commercial activity is present on streets throughout the Cluster. Also significant is the number of visitors to the area who enjoy its theatres, restaurants, and entertainment facilities. The majority of national and locally designated historic districts are located within the Cluster. The homes within and many of those outside of the designated districts are of a unique architectural quality and are highly valued by the residential community.

CLUSTER 4 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

PROJECT MANAGEMENT

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CLUSTER 4'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● ▲ BRAINARD STREET APARTMENTS.

Brainard Street Apartments will be located on Brainard Street in the Cass Corridor area of Detroit. The 120-unit family rental development for low to moderate-income families will be on city owned property. The development will include 60 two-bedroom and 60 three-bedroom apartments. Half of the units will be available for households with incomes at or below 45 percent of area median income. The remaining units will be made available for tenants with incomes at or below 50 percent of area median.

● ● Merchants Row

The \$30-million residential transformation of eight 1910-era buildings is located on Woodward across from the Campus Martius project on the site of the former Hudson's department store. Once-vacant buildings, the site is being demolished or renovated into 163 loft apartments at 28,000 square feet. In addition, restaurants, retail outlets and offices will be included.

● ▲ COLUMBIA STREET ENTERTAINMENT CENTER

Olympia Development, Inc., part of the Ilich family companies, will develop a \$ 10 million entertainment district. Located just south of the Fox Theater between Park and Woodward Avenues, this project will include sports bars, themed restaurants, microbreweries, and coffee houses.

RECENT DEVELOPMENTS

● ▲ GENESIS VILLA AT MEDBURY PARK PHASE I

The Genesis Community Development Corporation has built 89 units along Harper Avenue Building into 56 units of loft housing and a ground floor Rite Aid was led by the Cathedral Church of Saint Paul and has been completed. Detroit Renaissance provided \$100,000 in predevelopment assistance through the Woodward Corridor Development Fund

● ● ▲ AMBASSADOR HOTEL

The 16-story, 252-room Ambassador Hotel has undergone a \$5million renovation and had been converted into a Holiday Inn Express and Suites. The new hotel opened in July 2003 and offers complimentary shuttle service to area restaurants and office parks, laundry and valet service and health club.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 5

GENERAL LOCATION

- To the north: Warren and I-94 (Ford Freeway); to the east: I-96, I-75, 16th Street and the Ambassador Bridge; to the south and west: the Detroit River and the City Limits.

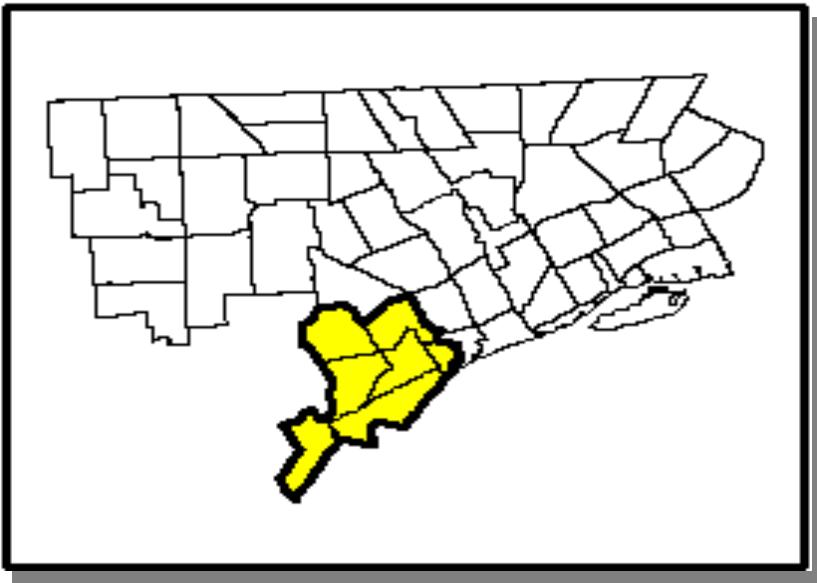
POINTS OF INTEREST

- Key Neighborhoods: Mexicantown, West Vernor Corridor, Fort Wayne



**ST. ANNE'S ROMAN
CATHOLIC CHURCH**

Founded by M. Antoine de la Mothe Cadillac in 1701 along with the beginning of Fort Ponchartrain, the parish of Saint Anne is the second oldest Catholic parish with a continuous record in the United States. The Church's history is interlocked with the history of Detroit, and its records, beginning in 1704, are an invaluable source of information, especially on the French population of Detroit



Historically, Cluster 5's land use and development have combined job centers with neighborhoods and neighborhood serving commercial areas. As an international gateway to Canada, Cluster 5 is at a key location at the hub of rail, road and water transportation systems for the City of Detroit. This infrastructure has established this area as an important jobs center with industry and commerce established along the transportation connections. Also home to the Southwest Detroit Latino residential community, Cluster 5 is the only Detroit neighborhood to see population growth in the 2000 U.S. Census. Strong transportation connections, healthy job opportunities, and rich cultural diversity build the foundation of the Cluster 5 community.

CLUSTER 5 CONTACT INFORMATION

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MORE PLANNING & DEVELOPMENT INFORMATION ([LINK](#))

CLUSTER 5'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● LAWDALE STATION

The Lawndale Station project is scheduled to be completed in two phases over two years along a two-block stretch of West Vernor between Cabot and Lawndale. In the first phase, 54 apartments and 14,000 square feet of commercial space are to be built. Phase 2 will focus on the construction of 34 additional rental units and an additional 6,500 square feet of commercial space. Apartments are expected to rent for \$325 to \$550 a month. The second phase is scheduled for completion in late 2004.

● ▲ BAGLEY HOUSING ASSOCIATION

The Bagley Housing Association is building new single and multi-family homes in southwest Detroit near the Ambassador Bridge around Bagley and Sixth Streets with a total project cost of \$41 Million. Each 1450 square foot home in Phases I, II in all, had a development cost of \$115,000. A subsidy from the City's Home Fund will enable low and moderate-income families to purchase a home for \$60,000 to \$70,000.

● ▲ DELRAY SENIOR HOUSING

Delray United Action Council will construct a 73-unit senior citizen housing development. The apartments will provide replacement housing for low-income seniors in southwest Detroit. The development, which will expand affordable housing in the Empowerment Zone, is located on a two-acre site.

RECENT DEVELOPMENTS

● TRI CENTENNIAL VILLAGE-HABITAT FOR HUMANITIES

Habitat for Humanity Detroit has joined with Core City Neighborhoods and the City of Detroit to construct 60 new, decent, safe and affordable houses. The project area of 16 square blocks, known as "Tri-Centennial Village", has over 40 new Habitat for Humanity homes, a new neighborhood playscape and an active neighborhood association. In September 2003, 16 new homes were built in partnership with hundreds of volunteers during Blitz Build '03, a weeklong build held in observation of Building on Faith week.

● St. Anne's Gate- Parcel

In 1999, Burton-Katzman brought together two of Michigan's leading homebuilding companies, Westminster Homes and Abbey Homes, to create a homebuilding company that combines the strength of both companies, the new Westminster Abbey Homes. With 1,418 square footage and 2 or 3 bedroom options, the distinguished condominiums will range from \$163,990 to \$178,565.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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Cluster 6

GENERAL LOCATION

- To the north: Oakman Boulevard and Lyndon; to the west: I-96 and Oakman Boulevard; to the south: Warren and I-94 (Ford Freeway); and to the east: the Lodge Freeway and the Highland Park city limits.

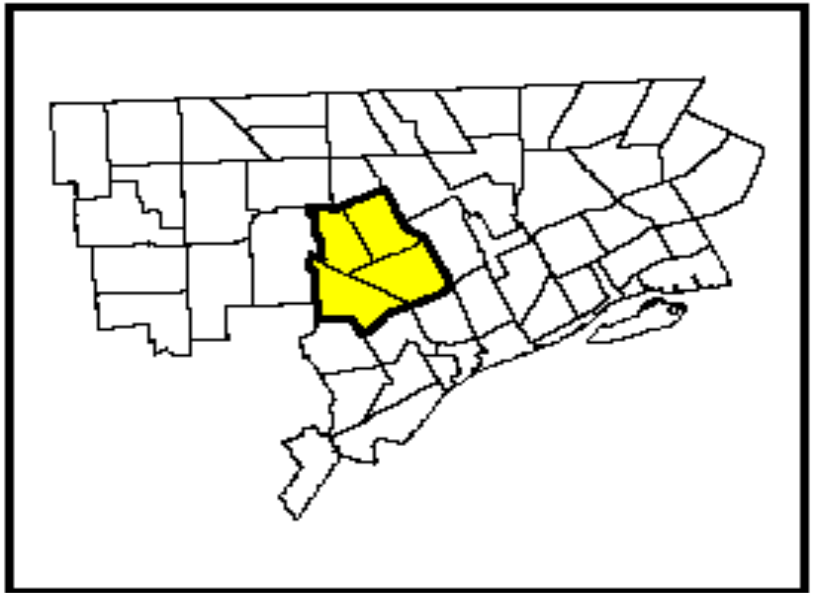
POINTS OF INTEREST

- Boston-Edison Community
- Herman Keifer, Russell Wood Virginia Park



HENERY FORD HOSTPITAL

In October 1915, Henry Ford Hospital opened its doors to the city of Detroit. Then the private patient building accommodated only 48 patients. At present, more than 800 physicians in more than 40 specialties staff the state of the art health facility and 22 Henry Ford Medical Centers making it one of the state's premier hospitals.



Cluster 6 is a predominantly residential area, with the majority of the homes built before 1934. This area is home to the Boston-Edison community, one of Detroit's finest and best-maintained historic neighborhoods. Over 100 acres in this Cluster are designated for open space and park land. Abundant playfields, playgrounds, and play lots are spread throughout the area. Cluster 6 envisions itself as a strong community with viable assets for commercial reinvestment, able to attract and retain both residents and investors. Cluster 6 is also home to several major institutions that serve the entire city and the region including Henry Ford Hospital and Herman Keifer which houses the Detroit Health Department, increasing the volume of people traveling through the Cluster; thereby becoming potential customers for future businesses.

CLUSTER 6 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 6'S FEATURED DEVELOPMENTS

CURRENT AND FUTURE DEVELOPMENTS

● ▲ PRESBYTERIAN VILLAGE

Presbyterian Village will be a residential development for senior citizens. The 55-unit development will be located on Oakman, and Woodrow Wilson in the city of Detroit. The project is scheduled to start construction in April 2005

● ▲ PETOSKEY PARK TOWN HOMES

This development project, which includes approximately 130 town homes, will be located near Joy Road, Dexter and Linwood. It will comprise 374,698 sq.ft. over 78 parcels of land. The units are expected to sell for approximately \$57,224

● HERITAGE PARK

The approximately 100 two and three story town homes will be developed near Grand River, Quincy, and Hazelwood. The town homes will consist of two and three bedrooms with 1 car attached garage and 1 car outdoor space. The units will have a den, living room, dining room, and kitchen.

RECENT DEVELOPMENTS

● ▲ Victory Plaza

The new commercial project, located near Livernois Avenue and West Grand River Boulevard, began construction 1998, and was completed in 1999.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 7

GENERAL LOCATION

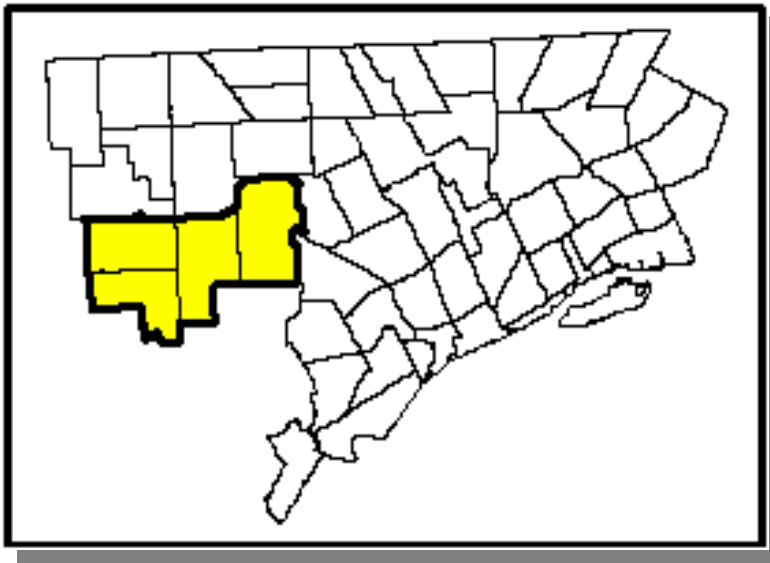
- To the north: Fullerton, I-96 and Lyndon; to the east: Roselawn and the Jeffries Freeway; to the south: city limits with Dearborn and Dearborn Heights; to the west: city limits with Redford.

POINTS OF INTEREST

- Oakman Boulevard, Warrendale
Aviator Subdivision



RIVER ROUGE PARK



In the city's Warrendale neighborhood, it encompasses part of the Main Branch of the Rouge River and has an abundance of recreational opportunities including playground, picnic areas and walking trails. Rouge Park is also the City's largest park at 1,181 acres

Cluster 7 located in the northwestern section of the City of Detroit consists of four sub communities, Rouge, Cody, Brooks and Mackenzie. The area is made up of community stakeholders that consist of residents, institutions and businesses. This is a community of people, highly interested in the welfare of the city and the continued revitalization of their neighborhoods. The area is made up of community organizations, business association's commercial establishments and an impressive City of Detroit Rouge Park. Bolstered by the strength of Rouge Park, strong City neighborhoods have fostered ethnic diversity and contributed to dedicated community. Cultural and ethnic diversity contributes to the uniqueness of this community housing is composed of bungalows dating from the 1930's to the 1950's. This area was predominantly Polish until recently, and property values and sense of community have remained.

CLUSTER 7 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 7'S FEATURED DEVELOPMENTS

CURRENT AND FUTURE DEVELOPMENTS

● HERMAN GARDENS

This on going project is bounded by Southfield (W), Ashley (E) Tireman (S) and Joy Road (N). With approximately \$3 million committed through Hope 6 by HUD, the development will include 1000 units of mixed income housing.

● COALITION ON TEMPORARY SHELTER

In August, 1999 COTS purchased a seven building apartment complex on Wyoming Street and Joy Road for the purpose of expanding COTS' provision of permanent supportive housing. COTS is currently developing this site. The units will be arranged in a studio setting. When completed in 2004, it will be a beautiful gated community providing housing and supportive services for 35 formerly homeless low-income families and individuals, including those with mental and physical disabilities

● ▲ FAMILY FUN CENTERS

The City of Detroit has plans to build two new "Family Fun Centers," one in Rouge Park on the west side and the other in Farwell Park on the east side. These center will include activities such as putt-putt golf, laser tag, go-cars and video arcades.

▲ PREVOST GARDENS

West Detroit Interfaith Community Organization (WDIFCO) is developing 40 affordable homes in the West Chicago Boulevard and Greenfield Road area. Homes in this \$3.78 million porject will sell for approximately \$48,000.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



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CLUSTER 8

GENERAL LOCATION

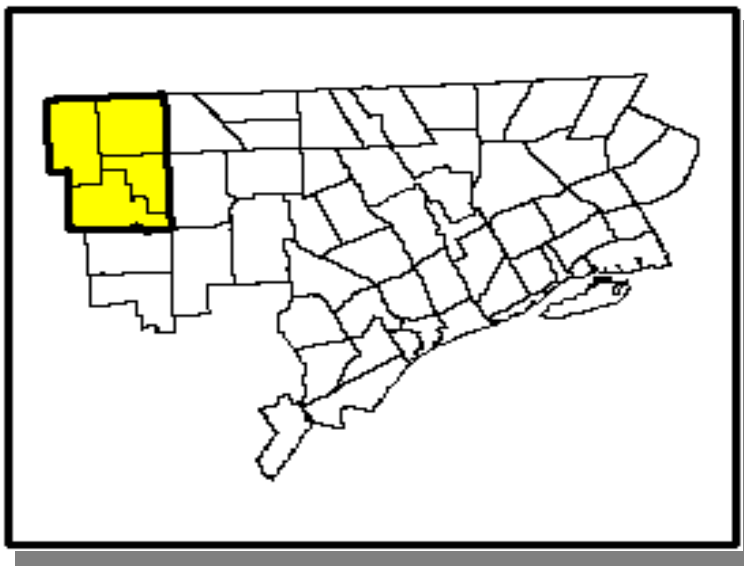
- To the north: Eight Mile; to the east: Southfield Freeway; to the south: the railroad and the Jeffries Freeway; to the west: city limits with Redford.

POINTS OF INTEREST

- Grandmont, Rosedale Park, Five Points neighborhood



**THE REDFORD
THEATRE**



The Redford Theatre opened on January 27, 1928 just off Grand River Avenue in Northwest Detroit. The building has a three story grand foyer and full- size stage. Recently major Infrastructure improvements have been made as the theatre continues to show movies and leases out storefronts on the first floor. The theatre is now a historic site recognized by the Detroit Historic District Commission.

Several unique features and assets within Cluster 8 hold potential for attracting and retaining investors interested in reinvestment and redevelopment. Located in the Northwest corner of the City, Cluster 8 serves as an entry gateway to Detroit at its northern and western borders. While Cluster 8's housing stock is some of the best in the city. Its neighborhoods are many and diverse. Stability abounds in terms of historic homes and generations of families who have remained in the City. The Five Points neighborhood is located the farthest from city hall, and gets its name from the junction of five main streets. It is comprised of many unique homes to Detroit, including arts and crafts bungalows. The strength represented in these stable neighborhoods usually is complemented by income that supports redevelopment and reinvestment.

CLUSTER 8 CONTACT INFORMATION

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[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 8'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● ▲ BRIGHTMOOR HOMES

This \$6.8 million project includes the construction of 50 affordable lease-to-own homes on scattered sites in northwest Detroit's Brightmoor neighborhood. Approximately 35 of the homes have been completed and are occupied. The 50-unit development will include 3 bedrooms in its single-family components. Project partners with Northwest Detroit Neighborhood Development, Inc. include the Local Initiative Support Corporation, First Federal of Michigan, City of Detroit HOME funds, and MSHDA. Crosswinds Communities is the general contractor.

● ▲ EDISON SCHOOLS-YMCA SERVICE LEARNING ACADEMY

This \$3.2 million project involves the construction of a new YMCA Service Learning Academy near Lasher and Seven Mile Roads.

RECENT DEVELOPMENTS

● ▲ EVERGREEN MANOR

The \$900,000 rehabilitation of the 75 existing residences, located at Evergreen and Seven Mile Roads, was completed in 1998.

Legend

Residential ● Retail ● Industrial ● Recreation ●

Source: Comerica DDI 2004 Report ▲



City of Detroit
Planning and Development Department
Planning Division
65 Cadillac Square, Suite 1300
Detroit, Michigan 48226
Phone: (313) 224-1339

CLUSTER 9

GENERAL LOCATION

- To the north: West Eight Mile Road, on the east: the John C. Lodge Freeway, West McNichols, and Livernois Avenue, on the south: Lyndon Avenue, the Pennsylvania Railroad, & the Jeffries Freeway, on the west: Southfield Freeway.

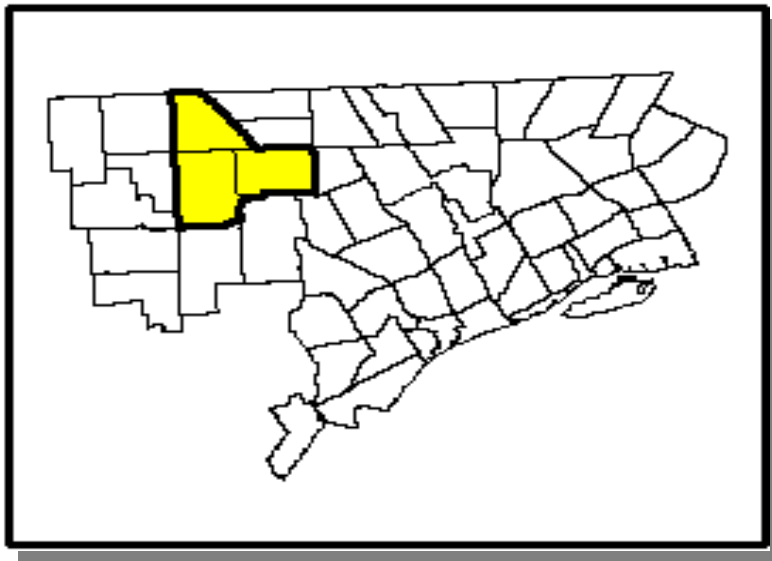


MARYGROVE GROVE COLLEGE

Marygrove is an independent Catholic, liberal arts college that focuses on instructive programs to help students plan the next steps of their education, career, and lives. Recently, Marygrove has opened its gates to the largest enrollments in the history of the college and 80 percent of its undergraduate students are women and 78 percent are African-American. Is committed to servicing the people of Metro Detroit and beyond.

POINTS OF INTEREST

- Renaissance High School, Grandmont



The unique qualities of Cluster 9 are most evident by the predominance of quality neighborhoods heavily influenced by major thoroughfares and transportation routes. Major freeways delineate the cluster area on three sides (Lodge on the east, Jeffries on the south and Southfield on the west), and a major state trunk line (Eight Mile Road) is located on the remaining border. Cluster 9 neighborhoods vary greatly in terms of quality, but aside from a few pockets of deterioration, remain predominantly middle-class in nature. Most of the neighborhoods were built out during the city's boom years prior to the Depression of 1929. They were built to house thousands of families with sufficient earnings to own an automobile, a single-family home, and a yard. This area remains predominantly middle class to this day.

CLUSTER 9 CONTACT INFORMATION

COMMUNITY PLANNING

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MASTER PLANNING

Helen Marie Sharpley 313.224.1700

PROJECT MANAGEMENT

Sherly Gray-Dodds 313. 628.004

[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 9'S FEATURED DEVELOPMENTS

CURRENT AND FUTURE DEVELOPMENT

▲ SINAI EDUCATIONAL CAMPUS ★

Public school officials are planning to build a major campus of schools on the former Sinai Hospital site next to Renaissance High School. The 45-acre site, which includes land the district already owns and 32 acres it bought for \$4 million in 2001, will be home to Renaissance, Randolph Career and Technical Center, special education students, a preschool, a massive athletic complex, and likely at least two additional schools, which could include the prestigious Foreign Language Immersion School. At the site, a planned 50,00 square foot addition and renovations to Renaissance are estimated to cost approximately \$40 million, with the total cost of building the campus to be nearly \$100 million.

● ▲ FOREST PARK III

A \$7.8 million residential complex is currently under construction on Detroit's near west side. The project will include 100 senior citizen units.

● ▲ CASS CORRIDOR NEIGHBORHOOD DEVELOPMENT, INC.

A \$6 million renovation sponsored by the Cass Corridor Neighborhood Development, Inc. will result in 51 apartments in two buildings.

RECENT DEVELOPMENTS

● ▲ SAN JUAN SQUARE TOWN HOMES

This \$1.8 million project features the construction of 11 town home units for low and moderate-income families. North Star Community Development Corporation is spearheading this project on Puritan Street near San Juan Drive. The Michigan Capital Fund for Housing (MCFH) provided equity capital

Legend (★ -education)

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CLUSTER 10

GENERAL LOCATION

- To the north: Eight Mile Road; to the west: John C. Lodge Freeway, West McNichols (Six Mile), and Livernois, and to the south: Oakman Boulevard; and to the east: Highland Park city limits and Woodward Avenue.

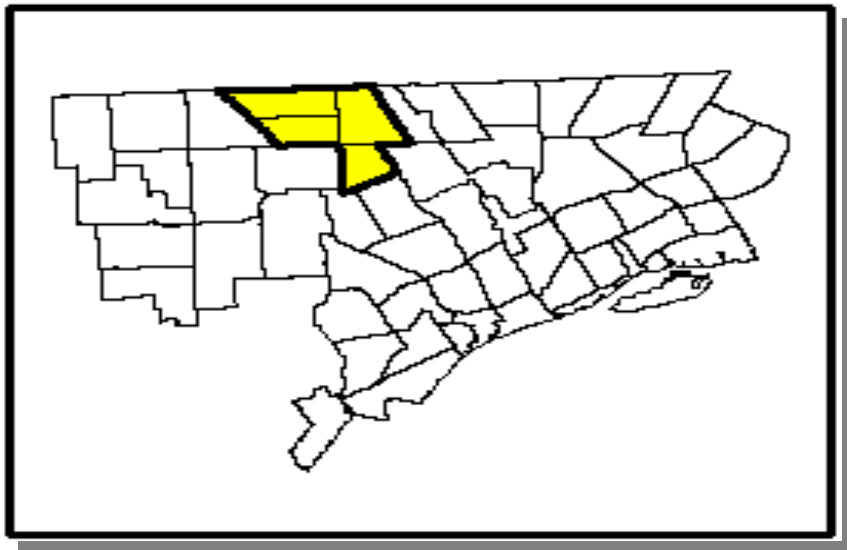
POINTS OF INTEREST

- Green Acres, Sherwood Forest



PALMER WOODS

Palmer Woods received the Michigan Horticultural Society's Award of Merit in 1938 for being the finest platted subdivision in Michigan. The development coincided with the rapid expansion of Detroit's automobile industry. Many executives built their homes here. The Detroit Historic District Commission recognizes Palmer Woods as a historic district.



The Cluster 10 area is a portion of Detroit known for its numerous assets and rich heritage. Cluster 10 has attractive, stable neighborhoods with quality housing stock and rising property values. Several anchor institutions, among them Focus Hope and The University of Detroit, play an active role in the community and bring pride to this area. Traditional main street commercial areas characterize neighborhoods throughout the cluster. Viable commercial areas characterized by a traditional "main street" pattern of development along with active neighborhood organizations and committed residents are also valuable assets of cluster 10. Green Acres and Sherwood Forest are two wealthy neighborhoods located west of Palmer Woods that were developed in the 1920's and 1940's. Most houses here have beautiful architectural details, and active community groups work diligently to make sure they are great places to live.

CLUSTER 10 CONTACT INFORMATION

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PROJECT MANAGEMENT

Sheryl Gray-Dodds 313.628.004

[MORE PLANNING & DEVELOPMENT INFORMATION \(LINK\)](#)

CLUSTER 10'S FEATURED DEVELOPMENTS

CURRENT & FUTURE DEVELOPMENTS

● ▲ UNIVERSITY GROOVES HOMES

The corporation recently closed on University Grove Homes, 50 units of two-story attached town homes south of Puritan and east of Livernois. The town homes will include three or four bedrooms units. The units will include 3 or 4 options. NorthStar's plans for Detroit include "in-fill housing," taking a vacant lot where a house was and filling it in with a new house, maintaining the integrity of the streets.

RECENT DEVELOPMENTS

● ▲ HOME DEPOT

A Home Depot store has opened in the building formerly occupied by Kmart at Seven Mile and Meyers Roads. Home Depot invested \$4 to \$6 million to adapt the 140,000 square foot space to its new use. Plans also include having a garden center facing Seven Mile.

● ▲ COLLEGE PARK MANOR

This \$3.28 million, 30-unit senior citizen housing project is located near Puritan Street and Dexter Avenue. NorthStar Community Development is spearheading this project. The Michigan Capital Fund for Housing (MCFH) provided \$1.9 million in equity.

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